

SOUTH WAIRARAPA DISTRICT COUNCIL

26 JUNE 2013

AGENDA ITEM D1

PLANNING AND ENVIRONMENT GROUP REPORT

Purpose of Report

To update Councillors on the Planning and Environment Group's activities.

Recommendations

Officers recommend that the Council:

1. *Receives the information.*
2. *Adopts the proposed building fee schedule (Appendix 1) for inclusion in the Schedule of Fees and Charges in the 2013/2014 Annual Plan.*

1. Planning

1.1 Resource Consents

1.1.1. Consent Statistics

Officers received 13 resource consent applications from 01 May 2013 to 12 June 2013 and also processed 13 applications in that period, all within statutory timeframes. Officers now provide detailed fortnightly updates on all consents direct to Councillors, Community Board and Maori Standing Committee members, so consent details are not listed here.

1.2 Community Outreach

1.2.1. Community Projects

Planner Russell Hooper has organised Council staff to participate in local Wairarapa Moana planting days on 12 June and 26 June 2013. Council is a member of the Wairarapa Moana Management Team and officers have indicated they wish to take a more active role in the Council-sponsored events benefiting local communities. The Planning department will continue to organise volunteers for these events which are positive for staff morale and help the community get to know their Council staff members in a social and philanthropic environment.

2. Building

2.1 Building consents

Processing statistics for: 1 May 2013 to 31 May 2013

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	46	412	34	N/A
Consent processing performance (within 20wd's)	98%	97.84%	82.98%	90%
COA processing performance	N/A	N/A	N/A	N/A
CCC processing performance	100%	98.56%	100%	100%

COA Certificate of Acceptance

CCC Code Compliance Certificate

Consents granted by project

Type	No. of consents	Value
New Shops	1	180,000
New Tunnel Houses & Glasshouses	1	5,000
Factories - alterations & additions	2	264,000
Museum/Art Gallery	1	862,500
Shearing Shed/Woolshed	1	18,000
Implement Shed - farm building	1	18,000
Hairdresser - Shop/Retail outlet	1	900
Restaurant/Bar/Cafeteria/Tavern	1	75,000
Showhome	1	271,000
Water Storage and Supply	2	11,320
Sewage and Drainage System	1	77,000
Garage	5	86,500
Motel	1	30,000
Dwelling - unattached	8	977,000
Dwelling - alterations	5	238,665
Dwelling - relocation	1	10,000
Heater	13	48,681
Solid Fuel Heater	12	46,182
	58	3,219,748

2.2 Enforcement

None to report.

2.3 Policy

None to report.

2.4 Other matters

2.4.1. Building consent numbers

Building consent numbers from 1 July 2012 to 31 May 2013 show as 399. For the same period the year before the number was 304, so there has been a marked increase.

2.4.2. Staffing

As mentioned in the previous council report Council has been advertising for a new building control officer but there was a disappointing response to the advertising. The position to replace Mike Sims has still not been filled.

2.4.3. Dangerous Buildings (Whatarangi)

A follow up inspection of the properties affected by slips at Whatarangi was undertaken this month. Slips have been an issue along the subdivision for many years. Over the years several houses have been demolished removing the risk. It was noted that very little change had occurred with regards to the slips along the cliff edge. Further inspections will be completed over the winter months.

2.4.4. Fees

It is proposed to increase building consents fees for the 2013/2014 period. The proposed average increase will be 5%. Approval is required for this increase. The fees will be the same as Masterton DC's fees providing consistency between councils. See **Appendix 1** for the proposed fee schedule, soon to be adopted by Masterton District Council.

3. Environmental Health

3.1 Liquor Licensing

3.1.1. Liquor Licence Statistics

15 Liquor Licences were issued in the month of May 2013.

- One Off Licence was issued.
- 13 General Manager's Certificates were issued.
- One Club Licence was issued.

3.1.2. Sale and Supply of Alcohol Act 2012 update:

Liquor Licensing has been a high priority work area and is taking up a large amount of time and resources as Council prepares for the full implementation on 18 December 2013.

The next phase of the new legislation comes in on 18 June 2013. This is described as Sale of Liquor plus. Essentially the District Licensing Agency continues to decide unopposed applications under the old Sale of Liquor Act 1989, but needs to include the new criteria of the Sale and Supply of Liquor Act 2012.

Licensing criteria and objections

The criteria in the new Act came into effect on the 18 June 2013. These expand the current criteria to include:

- The object of the Act, such as whether the licence is likely to increase alcohol-related harm
- Whether granting the licence will negatively impact the community and neighbourhood.

As currently happens, anyone who has a greater interest than the general public will be able to object on these matters.

Applying for a licence between 18 June 2013 and 18 December 2013

New applications or renewal applications filed between 18 June 2013 and 18 December 2013 will be considered under the old Act, but using the broader criteria in the new Act.

Council officers have been working with both Masterton and Carterton to prepare information for the public about the new objection criteria and process. The three councils are also working on joint application forms, advice for licence applicants of the new requirements and administration procedures such as report templates.

3.1.3. Wairarapa Liquor Working Group

The combined Wairarapa Councils Working Group has had two meetings on 8 May and 5 June 2013. The next meeting is scheduled for 19 June. At this stage the working group is focusing on the formation of each Council's District Licensing Committees. A project plan from now until 18 December is being prepared to cover the formation of the DLCs, and the consultation requirements for any Local Alcohol Policy is being addressed.

3.2 Food Bill update

The Minister for Food Safety has released a media update on 13 June 2013 about progress on the Food Bill as follows:

“The Bill will be referred to Select Committee for a limited time to review the Supplementary Order Paper changes and then back to Parliament to complete its legislative journey. It is the Minister’s intention to pass the Bill by Christmas”.

The press release identifies some of the proposed SOP changes and provides a link to the Cabinet paper which further explains the changes.

The following are two extracts from the release:

“Since the Food Bill had its first reading, people have expressed concerns that it could have placed unnecessary regulation and compliance on community and fundraising groups. We have listened to those concerns and the relevant changes to the Bill will go back to Select Committee for consideration.”

*“What still has to happen before the Food Bill could be passed?”
There are several steps in the process before the Bill can become law. The first step is for the legislation to go back to the Primary Production Select Committee for consideration. This may include further public consultation before the Bill could go through a second reading, the committee of the whole house, and the third reading.*

When the Bill becomes law it will be 18 months before it comes into force. During this time regulations will be developed. There will be extensive consultation giving people the opportunity to have their say on the detail of the new food system. After it comes into force, food businesses will have a transition period of three years to become compliant with the new rules.

3.3 Noise Control

There were 12 noise control complaints within South Wairarapa throughout May 2013.

Seven noise control complaints in Featherston.

Three noise control complaints in Greytown.

Two noise control complaints in Martinborough.

3.4 Bylaws and animal control

3.4.1. Dog and stock control

INCIDENTS REPORTED	Martinborough	Featherston	Greytown
Attack on Pets	0	0	0
Attack on Person	1	1	0
Barking and whining	1	2	3
Lost Dogs	0	10	3
Found Dogs	0	1	4
Rushing Aggressive	0	1	0
Wandering	1	6	0

Welfare Concerns	1	1	0
Stock	1	2	4
Total Overall	5	24	14

3.4.2. Dog Registration

Registrations have been sent for the year ending 30 June 2014. Dogs are required to be registered by 1 August 2013 to avoid the late penalty fee. There are currently 2840 dogs in the South Wairarapa.

3.4.3. Microchipping

Ten infringements have been issued for failing to have a microchip transponder implanted in a dog.

3.4.4. Dog Policy and Bylaw

Public notification of the proposed amendment to the Control of Dogs Bylaw 2007 and Control of Dogs Policy 2007 has been completed. Every dog owner has been given notice of the proposed amendments included with their dog registration. Copies are also available at each of the libraries, the Council office and the SWDC website.

Submissions close on 12 July 2013.

3.4.5. Bylaws

One Rooster complaint has been investigated in Featherston. The offending rooster has been removed and the problem resolved.

Four litter complaints have been followed up. Two infringements have been issued as a result. Officers now have access to vehicle registration checks for this type of incident. This was successfully used to identify one of the offenders.

Two properties with overgrown vegetation have been followed up and resolved.

3.5 Class 4 Gambling Venue Application

Council has received an application by Prime Community Trust for a Class 4 Gambling Venue with respect to the premises situated at 57 Fox Street, Featherston and known as "Messines Bar & Restaurant". Council has publicly notified the application and received submissions. Consequently, a hearing date has been set for Wednesday 19 June 2013 in the South Wairarapa District Council Chambers and will be reported on in the next Council report.

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